

Aberfeldy II Limited Partnership
To
City of Austin
(for Wastewater Line Easement)

Parcel 5122.06_WE

BEING 0.059 OF ONE ACRE (2556 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE-BUDA SUBDIVISION No. ONE, RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.059 OF ONE ACRE (2556 S.F.) OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the west right-of-way line of Interstate Highway 35 (right-of-way varies) and in the south right-of-way line of Reagan Terrace (60' right-of-way), same being the northeast corner of said Tract A, thence as follows;

North 74°02'47" West, a distance of 41.80 feet, with the south right-of-way line of Reagan Terrace and a northerly line of said Tract A, to a iron rod found at the point of curvature of a non-tangent circular curve to the left;

Along said curve to the left of 190.20 feet radius, an arc distance of 35.86 feet, having an angle of intersection of 10°48'04" (the chord of said curve bears North 79°35'41" West, a distance of 35.80 feet) to a calculated point for the Point of Beginning and the northeast corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN) U.S. feet, Combined Scale Factor of 0.99995) values of N=10062063.25, E=3116631.38;

1) THENCE, South 15°29'05" West, a distance of 75.32 feet, leaving the curving south right-of-way line of Reagan Terrace and the curving north line of said Tract A, crossing said Tract A, to a calculated point for a corner;

2) THENCE, South 22°40'44" East, at a distance of 70.35 feet passing a northwesterly line of a Sanitary Sewer Easement conveyed by said Teague-Buda Subdivision No. One, at a distance of 81.09 feet passing a southeasterly line of said Sanitary Sewer Easement, in all a distance of 91.55 feet, to a calculated point for the southeast corner of the herein described tract of land;

3) THENCE, South 67°19'16" West, a distance of 15.00 feet, to a calculated point for the southwest corner of the herein described tract of land;

4) THENCE, North 22°40'44" West, at a distance of 4.58 feet passing a southeasterly line of said Sanitary Sewer Easement, at a distance of 15.32 feet passing a northwesterly line of said Sanitary Sewer Easement, in all a distance of 96.73 feet, to a calculated point for the most westerly corner of the herein described tract of land;

5) THENCE North 15°29'05" East, a distance of 77.10 feet, to a calculated point in the curving south right-of-way line of Reagan Terrace, and in a curving northerly line of said Tract A, for the northwest corner of the herein described tract of land, from which a 1/2 inch iron rod found bears along a non-tangent circular curve to the left of 190.20 feet radius, an arc distance of

39.89 feet, having an angle of intersection of 12°00'55" (the chord of said curve bears South 84°21'43" West, a distance of 39.81 feet) to a calculated point and South 18°59'54" East, a distance of 0.67 feet;

6) THENCE, along said curve to the right of 190.20 feet radius, an arc distance of 15.39 feet, having an angle of intersection of 04°38'06" (the chord of said curve bears South 87°18'46" East, a distance of 15.38 feet), with the curving south right-of-way line of Reagan Terrace and a curving northerly line of said Tract A, to the Point of Beginning and containing an area of 0.059 of one acre (2556 S.F.) of land, more or less.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/2/07
Date



MWM DesignGroup
Chevy Chase One
7700 Chevy Chase Drive, Suite 100
Austin, Texas, 78752
(512) 453-0767

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)(HARN). These Coordinates were established from City of Austin Monuments CB08, CB11, J-21-3002 and L-19-1001. Combined Scale Factor is 0.99995. All distances shown are surface distances.

TCAD No.: 0302030941
CITY GRID No.: J20

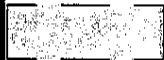
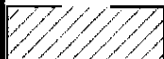
FIELD NOTES REVIEWED

By: BDN Date: 03 Oct, 2007

Austin, Texas
Survey Coordinator

LEGEND:

- △ CALCULATED POINT
- IRON ROD-FOUND (1/2" UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND (1/2" UNLESS OTHERWISE NOTED)
- () INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



SCALE:
1"=40'

7.5' PUBLIC UTILITY EASEMENT
BK. 75, PG. 375 PRTCT

SANTIAGO DEL VALLE GRANT
ABSTRACT No. 24

LINE	BEARING	DIST.
L1	N22°40'44"W	4.58'
L2	N22°40'44"W	15.32'

RECORD DATA:

CHICAGO TITLE INSURANCE COMPANY
1501 SOUTH MOPAC, SUITE 130
AUSTIN, TEXAS 78746
(512) 480-8353
GF# 002701249

BEARING BASIS: THE COORDINATES SHOWN
HEREIN ARE TEXAS STATE PLANE, CENTRAL
ZONE, NAD 83 (93)(HARN). THESE COORDINATES
WERE ESTABLISHED FROM CITY OF AUSTIN
MONUMENTS CB08, CB11, J-21-3002 AND
L-19-1001. COMBINED SCALE FACTOR IS
0.99995. ALL DISTANCES SHOWN ARE SURFACE
DISTANCES.

mwm
DesignGroup

Chase Park One
7700 Chevy Chase Dr
Suite 100
Austin, Texas
p: 512.453.07
f: 512.453.17

Exhibit "A"
Page 3 of 3

SKETCH TO ACCOMPANY FIELD NOTES

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	27°27'05" (27°30')	190.20' (190.20')	91.13' (91.29')	90.26' (90.42')	N87°55'12"W (N85°13'W)
C2	10°48'04"	190.20'	35.86'	35.80'	N79°35'41"W
C3	04°38'06"	190.20'	15.39'	15.38'	S87°18'46"E
C4	12°00'55"	190.20'	39.89'	39.81'	S84°21'43"W
C5	27°25'54" (27°30')	250.20' (250.20')	119.79' (120.09')	118.65' (118.94')	N87°53'07"W (N85°13'W)

TRAVIS COUNTY, TEXAS

DATE: 02 OCT 2007
JOB NO: 40606A11
FILE: 5122 06WE

3

3 OF 3

REAGAN TERRACE

(60' R.O.W.)

POINT OF BEGINNING
N=10062063.25
E=3116631.38
GRID COORDINATES

INSET A

S18°59'54"E
0.67'

INSET A

AREA OF EASEMENT

AREA OF EASEMENT OVERLAP

ABERFELDY II LIMITED PARTNERSHIP
VOL. 13081, PG. 196
RPRCT

TEAGUE - BUDA SUBDIVISION
NO. ONE
BK. 75, PG. 375 PRTCT

100 YEAR FLOOD PLAIN
(ELEVATION=488.50)
BK. 75, PG. 375 PRTCT

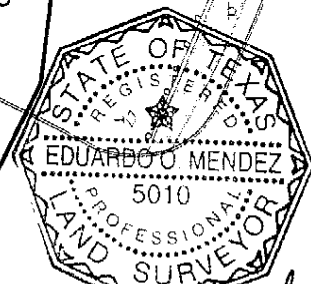
ELECTRIC AND TELEPHONE
EASEMENT
VOL. 7254, PG. 482 DRTCT

AREA OF
EASEMENT OVERLAP
161 S. F.

DRAINAGE EASEMENT
BK. 75, PG. 375
PRTCT

CL SANITARY SEWER ESMT.
(UNDEFINED WIDTH)
VOL. 815, PG. 270, DRTCT

10' WIDE
SANITARY SEWER EASEMENT
BK. 75, PG. 375 PRTCT



Eduardo O. Mendez
10/2/07

INTERSTATE HIGHWAY 35
(R.O.W. VARIES)